

ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL

- A. THAT the application to create two new parcels consisting of a ± 1.80 hectare (± 4.45 acre) parcel and a ± 1.83 hectare (± 4.52 acre) parcel with a ± 4.10 hectare (± 10.13 acre) remainder located in Block B, Plan 8086 within SE-03-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20230080) and Roll number (06703008) of the parcel; and
 - b) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner shall contact County Road Operations to construct a new gravel approach on Whitetail Road, in accordance with County Servicing Standards, in order to provide access to Lots 1,2, and 3.
 - a) As per County Servicing Standards, no road approaches shall be located within 45 m of the intersection of two local roads.
 - b) For any new approach construction along Whitetail Road, the applicant will need to contact County to confirm approach location and scope of work to ensure adherence to County Servicing Standards; and
 - c) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.

Site Servicing

- 3) The Owner is to provide confirmation of the tie-in for connection to Rockyview Water Co-op, an Alberta Environment licensed piped water supplier, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;
 - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) The allocation and reservation of the necessary capacity;
 - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 4) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
 - a) Accordance with the Level 4 PSTS Assessment, prepared by prepared by Osprey Engineering Inc., dated March 5, 2024.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of the proposed lots, indicating:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;

- b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.

Municipal Reserves

- 6) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Bourgeois Brooke Chin Associates, March 1, 2024), pursuant to Section 666(3) of the Municipal Government Act.
- 7) The provision of Reserve, in the amount of 10 % of Lot 3, is to be deferred by caveat proportionately to Lot 3, pursuant to Section 669(2) of the Municipal Government Act;

Payments and Levies

- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the Plan of Survey.
- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.

Taxes

- 10) All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the Municipal Government Act.

E. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

F. ADVISORY:

- 1) In accordance with Section 3 of the Public Lands Act, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. Please ensure that disturbance to any crown-owned water bodies are approved by Lands Division.
- 2) For determination if a body of water is crown-owned, please contact the Water Boundaries Unit (Water.Boundaries@gov.ab.ca). An authorization is required under the Public Lands Act to alter, infill or otherwise impact a Crown claimable wetland or bed and shore of a crown claimable river or lake. Please see the Alberta Wetland Policy and the Guide for Assessing Permanence of Wetland Basins for further information.





Tentative Plan

Subdivision Proposal

To create two new parcels consisting of a ± 1.80 hectare (± 4.45 acre) parcel and a ± 1.83 hectare (± 4.52 acre) parcel with a ± 4.10 hectare (± 10.13 acre) remainder.

Legend

- Existing Approach 
- New Approach 

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 3
Roll: 06703008
File: PL20230080
Printed: 6/12/2024
Legal: A portion of SE-03-26-03-W05M

